

ATTACHMENT J11

C.E. Kelly Support Facility Main Post Wastewater Collection System

Table of Contents

J11.1 C.E. Kelly Support Facility Overview	J11-1
J11.2 Wastewater Collection System Description.....	J11-1
J11.4 Current Service Arrangement	J11-4
J11.6 Submittals	J11-5
J11.7 Infiltration and Inflow (I&I) Projects.....	J11-5
J11.8 Service Area.....	J11-5
J11.9 Off-Installation Sites	J11-5
J11.10 Specific Transition Requirements.....	J11-6
J11.11 Government Recognized System Deficiencies	J11-6
J11.12 Wastewater Collection System Points of Demarcation	J11-6

List of Tables

1	Fixed Inventory Wastewater Collection System, C.E. Kelly Support Facility Main Post	J11-2
2	Spare Parts Wastewater Collection System, C.E. Kelly Support Facility Main Post	J11-3
3	Specialized Equipment and Vehicles Wastewater Collection System, C.E. Kelly Support Facility Main Post.....	J11-3
4	Manuals, Drawings, and Records Wastewater Collection System, C.E. Kelly Support Facility Main Post.....	J11-3
5	Existing Secondary Meters Wastewater Collection System, C.E. Kelly Support Facility Main Post.....	J11-4
6	New Secondary Meters Wastewater Collection System, C.E. Kelly Support Facility Main Post.....	J11-5
7	Service Connections and Disconnections Wastewater Collection System, C.E. Kelly Support Facility Main Post.....	J11-6
8	System Deficiencies Wastewater Collection System, C.E. Kelly Support Facility Main Post.....	J11-6
9	Points of Demarcation Wastewater Collection System, C.E. Kelly Support Facility Main Post.....	J11-7
10	Anomalous Points of Demarcation Wastewater Collection System, C.E. Kelly Support Facility Main Post.....	J11-7
11	Plants Wastewater Collection System, C.E. Kelly Support Facility Main Post.....	J11-7

J11 C.E. Kelly Support Facility Main Post Wastewater Collection System

J11.1 C.E. Kelly Support Facility Overview

The mission of C.E. Kelly Support Facility is to provide logistical and engineering support to military facilities within a defined area of support. The host command is the U.S. Army Reserve Command. Major tenants include:

- 99th RSC
- Army and Air Force Exchange Service
- Commissary
- Federal Aviation Administration
- General Services Administration
- Training Support Battalion

The C.E. Kelly Support Facility consists of four (4) separate installations; these are: (1) Main Post, (2) Site 62, (3) Site 63, and (4) Neville Island. The Main Post is located approximately 12 miles Southwest of Pittsburgh, PA. The Main Post consists of approximately 118 acres. There are a total of 51 buildings, enclosing a combined 246, 876 square feet. Site 62 is also approximately 12 miles Southwest of Pittsburgh, PA, and 3 miles from the Main Post. Site 62 consists of approximately 13 acres. There are a total of 7 buildings, enclosing a combined 15, 517 square feet. Site 63 is approximately 14 miles Southwest of Pittsburgh, PA, and 5 miles from the Main Post. Site 63 consists of approximately 22 acres. There are a total of 14 buildings, enclosing a combined 24, 308 square feet. Neville Island is located approximately 6 miles West of Pittsburgh, PA, and 20 miles from the Main Post. Neville Island consists of approximately 15 acres. There are a total of 15 buildings, enclosing a combined 53, 560 square feet.

C.E. Kelly Support Facility has a total population of about 485 people, including military and civilians, with a combined payroll of about \$12 million per year.

There are no major capital improvement projects projected for the next 5 years.

J11.2 Wastewater Collection System Description

J11.2.1 Wastewater Collection System Fixed Equipment Inventory

The C.E. Kelly Support Facility Main Post wastewater collection system consists of all appurtenances physically connected to the collection system from the point in which the collection system enters the Base, and/or Government ownership currently starts, to the point of demarcation defined by the real estate instruments. Generally, the point of demarcation will be the building footprint. The system may include, but is not limited to, sanitary sewer lines and manholes. The following description and inventory is included to provide the Offeror with a general understanding of the size and configuration of the collection system. The inventory is assumed to be approximately 90 percent complete. The Offeror shall base the proposal on site inspections, information in the bidders library, other pertinent information, and to a lesser degree the following description. Under no circumstances

shall the successful Contractor be entitled to any rate adjustments based on the accuracy of the following description and inventory.

J11.2.1.1 Description

The wastewater collection system at the C.E. Kelly Support Facility Main Post consists of approximately 7,580 linear feet of gravity flow sewer lines, not including service connections to buildings. Wastewater collection pipes range in size from 6 inches to 8 inches in diameter. Piping materials used in construction of the gravity sewer lines consist of mostly cast iron and PVC. There are approximately 46 sanitary manholes associated with the sanitary sewer collection system. The sanitary manholes are constructed of concrete with open-pick-hole type covers. All wastewater at the site collects to one point near the heat plant, where it out falls to the Collier Municipal Authority sanitary sewer system.

The wastewater stream is principally from domestic wastewater with smaller and/or intermittent contributions from non-domestic sources. The non-domestic flows associated with vehicle maintenance (lubrication, fueling and washing) and food service (Consolidated Mess, and Snack Bar) are pretreated at the source by means of oil/water separators and grease traps, respectively, prior to entering the collection system.

The C.E. Kelly Support Facility Main Post wastewater collection system contains no lift stations, and therefore no forced mains. The lift station near the heat plant has been removed, and associated 6-inch forced main that runs along the state road LR02030 has been abandoned in place.

The system currently includes 4 oil and water separators (OWS) that are either in operation or about to be brought on-line. All of the oil and water separators are believed to discharge into the sanitary sewer. The operating capacity when written on the plans is provided. If not available, the volume from the bottom of the separator to the invert of the discharge pipe was calculated and reported.

J04.2.1.2 Inventory

Table 1 provides a general listing of the major collection system fixed assets for the C.E. Kelly Support Facility Main Post wastewater collection system included in the purchase. The system will be sold in as “as is, where is” condition without any warranty, representation, or obligation on the part of Government to make any alterations, repairs, or improvements. Ancillary equipment attached to, and necessary for, operating the system, though not specifically mentioned herein, is considered part of the purchased utility.

TABLE 1
Fixed Inventory
Wastewater Collection System, C.E. Kelly Support Facility Main Post

Item	Size	Quantity	Unit	Approximate Year of Construction
	(in.)			
PVC Pipe	6	1,114	lf	1997
Cast Iron Pipe	6	1,168	lf	1960
Cast Iron Pipe	8	4,708	lf	1960
Standard Sanitary Sewer Manholes	24	38	ea	1960/97

Item	Size (in.)	Quantity	Unit	Approximate Year of Construction
Clean Out	6	4	ea	1960/97

Notes:

PVC = polyvinyl chloride

lf = linear feet

ea = each

J11.2.2 Wastewater Collection System Non-Fixed Equipment and Specialized Tools Inventory

Table 2 lists other ancillary equipment (spare parts) and **Table 3** lists specialized vehicles and tools included in the purchase. Offerors shall field verify all equipment and tools prior to submitting a bid. Offerors shall make their own determination of the adequacy of all equipment and tools. The successful Contractor shall provide any and all equipment, vehicles, and tools, whether included in the purchase or not, to maintain a fully operating system under the terms of this contract.

TABLE 2

Spare Parts

Wastewater Collection System, C.E. Kelly Support Facility Main Post

Qty	Item	Make/Model	Description	Remarks
	None Identified			

TABLE 3

Specialized Equipment and Vehicles

Wastewater Collection System, C.E. Kelly Support Facility Main Post

Description	Quantity	Location	Maker
None Identified			

J11.2.3 Wastewater Collection System Manuals, Drawings, and Records Inventory

Table 4 lists the manuals, drawings, and records that will be transferred with the system.

TABLE 4

Manuals, Drawings, and Records

Wastewater Collection System, C.E. Kelly Support Facility Main Post

Qty	Item	Description	Remarks
	Wastewater Utility Drawings	Utility Drawing 1" = 50'	

J11.3 Specific Service Requirements

The service requirements for the C.E. Kelly Support Facility Main Post wastewater collection system are as defined in Section C, Description/Specifications/Work Statement.

J11.4 Current Service Arrangement

The Collier Township Municipal Authority provides wastewater treatment for the C.E. Kelly Support Facility Main Post at the rate of approximately 0.6 million gallons per day (MGD) maximum and 1.5 million gallons (MG) per year.

As noted in Section J11.1, there are no key projects planned for the Main Post that will increase the total square footage of buildings on Base.

The Main Post is located within the corporate limits of the Collier Township, and is included within a sewer Certificate of Public Convenience and Necessity held by the Collier Township. As required by this contract, the Contractor shall demonstrate the ability to meet and shall establish the requirements to provide wastewater service to the C.E. Kelly Support Facility Main Post.

J11.5 Secondary Metering

The Base may require secondary meters for internal billings of their reimbursable customers, utility usage management, and energy conservation monitoring. The Contractor shall assume full ownership and responsibility for existing and future secondary meters IAW Clause C.3.

J11.5.1 Existing Secondary Meters

Table 5 provides a listing of the existing (at the time of contract award) secondary meters that will be transferred to the Contractor. The Contractor shall provide meter readings once a month for all secondary meters IAW paragraph C.3 and J11.6 below.

TABLE 5

Existing Secondary Meters

Wastewater Collection System, C.E. Kelly Support Facility Main Post

Meter Location	Meter Description
None identified	

J11.5.2 Required New Secondary Meters

The Contractor shall install and calibrate new secondary meters as listed in Table 6. New secondary meters shall be installed IAW Clause C.13, Transition Plan. After installation, the Contractor shall maintain and read these meters IAW Clauses C.3 and J11.6 below.

TABLE 6

New Secondary Meters

Wastewater Collection System, C.E. Kelly Support Facility Main Post

Meter Location	Meter Description
None Identified	

J11.6 Submittals

The Contractor shall provide the Government monthly submittals for the following:

1. Invoice (IAW G.2). The Contractor's monthly invoice shall be presented in a format proposed by the Contractor and accepted by the Contracting Officer. Invoices shall be submitted by the 25th of each month for the previous month. Invoices shall be submitted to the person identified at time of contract award.
2. Outage Report. The Contractor's monthly outage report will be prepared in the format proposed by the Contractor and accepted by the Contracting Officer. Outage reports shall be submitted by the 25th of each month for the previous month. Outage reports shall be submitted to the person identified at time of contract award.
- Meter Reading Report. The monthly meter reading report shall show the current and previous month readings for all identified secondary meters. The Contractor's monthly meter reading report will be prepared in the format proposed by the Contractor and accepted by the Contracting Officer. Meter reading reports shall be submitted by the 15th of each month for the previous month. Meter reading reports shall be submitted to the person identified at time of contract award.

J11.7 Infiltration and Inflow (I&I) Projects

IAW C.3, Utility Service Requirement, the following projects have been implemented by the Government for managing and monitoring I&I.

- None

J11.8 Service Area

IAW Clause C.4, Service Area, the service area is defined as all areas within the C.E. Kelly Support Facility Main Post boundaries.

J11.9 Off-Installation Sites

Neville Island, Site 62, and Site 63 are off-installation sites, but are not associated with this scope.

J11.10 Specific Transition Requirements

IAW Clause C.13, Transition Plan, **Table 7** lists service connections and disconnections required upon transfer of the C.E. Kelly Support Facility Main Post wastewater collection system.

TABLE 7

Service Connections and Disconnections

Wastewater Collection System, C.E. Kelly Support Facility Main Post

Location	Description
None Identified	

J11.11 Government Recognized System Deficiencies

Table 8 provides a listing of system improvements that the Government has planned. The Government recognizes these improvement projects as representing current deficiencies associated with the C.E. Kelly Support Facility Main Post Wastewater Collection System. If the utility system is sold, the Government will not accomplish these planned improvements. The Contractor shall make a determination as to its actual need to accomplish and the timing of any and all such planned improvements. Capital upgrade projects shall be proposed through the Capital Upgrades and Renewal and Replacement Plan process and will be recovered through Schedule L-3. Renewal and Replacement projects will be recovered through Sub-CLIN AC.

TABLE 8

System Deficiencies

Wastewater Collection System, C.E. Kelly Support Facility Main Post

Project Location	Project Description
None Identified	

J11.12 Wastewater Collection System Points of Demarcation

The point of demarcation is defined as the point on the wastewater collection pipe where ownership changes from the Grantee to the building owner. This point of demarcation will typically be at the point the utility enters a building structure. **Table 9** identifies the type and general location of the point of demarcation with respect to the building for each scenario. **Table 10** lists anomalous points of demarcation that do not fit any of the scenarios of Table 9. **Table 11** includes any parcels of land that the Grantee will need to be granted exclusive use under the right-of-way.

TABLE 9

Points of Demarcation

Wastewater Collection System, C.E. Kelly Support Facility Main Post

Point of Demarcation	Applicable Scenario	Sketch
Point where the service line enters the structure	Sewer system flow meter is located on the service line entering the structure.	<p>The sketch shows a rectangular box labeled 'Structure'. To its right, a horizontal line represents the 'Service Line'. Above this line, an arrow points right labeled 'Sewer System'. Below the line, an arrow points left labeled 'Sewer System'. A small circle with a cross inside, labeled 'Flow Meter', is on the service line just outside the structure. An arrow points to this circle with the label 'Point of Demarcation'.</p>
Point of demarcation is the cleanout device. if within 10' of the building perimeter	No flow meter exists and a sewer system cleanout is located within 10 feet of the building perimeter on the service line.	<p>The sketch shows a rectangular box labeled 'Structure'. To its right, a horizontal line represents the 'Service Line'. Above this line, an arrow points right labeled 'Sewer System'. Below the line, an arrow points left labeled 'Sewer System'. A small circle with a cross inside, labeled 'Pipe Cleanout', is on the service line just outside the structure. An arrow points to this circle with the label 'Point of Demarcation'.</p>
Point where the service line enters the structure <i>Note: A new cleanout device should be installed within 10' of building during any stoppage or maintenance action. This will then become the new point of demarcation.</i>	No flow meter or cleanout exists on the service line entering the structure.	<p>The sketch shows a rectangular box labeled 'Structure'. To its right, a horizontal line represents the 'Service Line'. Above this line, an arrow points right labeled 'Sewer System'. Below the line, an arrow points left labeled 'Sewer System'. An arrow points to the service line just outside the structure with the label 'Point of Demarcation'.</p>

TABLE 10

Anomalous Points of Demarcation

Wastewater Collection System, C.E. Kelly Support Facility Main Post

Building No.	Point of Demarcation Description
None	

TABLE 10

Plants

Wastewater Collection System, C.E. Kelly Support Facility Main Post

Description	Facility Number	State Coordinates	Other Information
None			